

**LANCASTER, NEW YORK
HISTORIC DISTRICT COMMISSION
Minutes of March 10, 2004**

Attendance:

James Keysa
Ronald Batt
Jan Pecqueur
Michael Meyer
Ann Karb

Excused:

Jean Brunea
Joseph Giallanza
William Harnack

HEARINGS:

A. Arndt Asset Management – 11 West Main Street – Sign.

James Keysa reported that Arndt Asset Management are in the process of preparing a sign for their business and presented two samples which they are considering. It is proposed that this would be 3 x 8 feet in size and installed over the current Lancaster Mall sign. The Board reviewed the proposals and were concerned about several issues. Board members felt that the company logo detracted from the appearance and should not be included on the sign, and that there also was too much information included. The Board also felt that the sign should be installed on the brick by the door of the business and should be smaller, possibly 2.5 x 5 feet in size. It was suggested that representatives of the business might want to attend our meeting in April to further discuss these issues.

B. Rite Aid Drug Store – Central Ave. at Pleasant Avenue – Expansion.

The Board was informed by James Keysa that Rite Aid has expressed interest in expanding their store through a letter dated March 3, 2004, from William Paladino of Ellicott Development Company who own the property. The Rite Aid lease is due to expire in a year and Rite Aid is exploring the possibility of expanding their store on the current site as opposed to relocating a new store on Broadway near Transit. With this letter was included a survey of the property along with a preliminary site plan for an expanded Rite Aid store. The purpose of the letter was to determine the willingness of the Village of Lancaster to negotiate a sale to Ellicott Development of a parcel of land immediately west of the current Rite Aid Store. Also enclosed was an earlier proposed site plan last revised on February 3, 1998. The current store is approximately 8,200 square feet and the expanded store would be 11,000 square feet and include a remote drive-thru. In order to expand, it would be necessary to demolish the Chinese restaurant currently on the site and purchase property in the rear of the store to provide access to a rear loading area, an area for employee parking, and for location of a dumpster enclosure.

The Board reviewed the site plan and indicated that they agreed that the concept is workable; however, it would be necessary to go back to some of the ideas that were presented several years ago when Rite Aid considered buying the Orioles Club and building a new store on that site, as follows:

- (1) Setback of parking from Central Avenue to allow for a low brick wall to hide some of the cars parked along the perimeter.
- (2) A larger area at the corner dedicated to no cars or other structures.
- (3) Easement area shown on the new proposed site to remain a public roadway, that it not be turned over for private use only.

- (4) The building should be brick on at least three sides – the south side being the only side which could be concrete block (although we would prefer brick).
- (5) We would like to see elevations of the building more closely aligned to what was suggested several years ago, where windows were simulated for appearance.
- (6) Period style lighting to go along with the new lights along Central Avenue.

C. Library Sign.

The issue of the library sign was again discussed and it was decided that since the sign is already in place, it could be approved by the Board with a change in lighting. A motion was made by Michael Meyer to return the Petition to the Library Board with our approval provided that the lighting is changed from internally lit to being lit from the ground up. A copy of this would also be sent to the Town Board as well as to members of the Library Board. This motion received a second from Ron Batt and was then approved by the Board.

Minutes of Previous Meeting:

The minutes from the meeting of February 11, 2004, were distributed and read. Motion to approve was made by Michael Meyer; second by Jan Pecqueur. Minutes approved.

*See Keysa
Bobby Sweet
Al Meyer
Marilyn Thomson
Mary
Sudwell*

OLD BUSINESS:

(A) Broadway/Central Avenue/Municipal Parking Lot Status Report:

Most of the work is completed. James Keysa reported that CATCO plans to come and repair the piece of granite curbing that was broken off by a snowplow in front of his office.

(B) Notices to Property Owners:

It was reported by James Keysa that he and Jan Pecqueur finished stuffing envelopes which contained a copy of a letter, a sheet outlining items which would require approval and those which do not, a copy of the Petition and a map outlining the Historic District boundaries. This packet should supply property owners with information which is much easier to read and to respond to. Once the labels are received from the Village, the envelopes will be mailed.

(C) Property Forms:

The previously scheduled meeting on this subject had been cancelled. It was agreed to reschedule this meeting to April 7 at 7:30 p.m. at James Keysa's office.

(D) Landmark Book:

James Keysa reported that it will be necessary to request that some money be set aside for this project. We can apply money in the Friends of Broadway account but it was estimated we would need a total of about \$15,000 to complete the project.

(E) Tree Ordinance:

Our Tree Ordinance was provided to Jeff Simme who was to present it to the Village Board for approval. We have not received a recent update from Jeff on this issue. In addition, it was felt that the sign in front of the Moose Club is too large and this should also be brought to the attention of the Village Board.

(F) Rotary Park:

Jim Keysa had a meeting on March 3 with Dan Sundel and Joe Girardi who is this year's president of the local Rotary Club. Rotary would like to use the park project to commemorate their upcoming anniversary. They surveyed the parklands area from the parking lot behind the buildings on Central Avenue and also from Brookfield Place. The Village owns the pie-shaped lot on both sides of the creek. An idea was presented for a circular area near Central

Avenue with plain benches. In the center would be placed a peg-shaped form with the Rotary wheel and an inscription. A red brick sidewalk would be installed to match the existing brickwork and the area in the center would be yellow brick. There would be a low railing along the edge of the creek. Dan Sundel stated he would do some further drawings for us and will make a presentation to Rotary on April 1. He will also try to put together some figures as to the cost of the project. If Jim receives the cost estimate in time, he will submit this information with our budget for the coming year. Jim will see if Dan can also make a presentation to us at our April meeting. Rotary will pay for some of the project but they do not have sufficient funds to finance the whole park.

Jim Keysa also mentioned that Ron Ruffino has received funding for some clocks and Rotary was being asked to donate some money to have their name on one. It appears that Rotary is more interested in the park project, however.

NEW BUSINESS:

(A) House Tour and Garden Walk – June 26, 2004:

Richard Groblewski, a Lancaster resident, is in the process of organizing this event which is being funded by a grant from the Village as well as merchants' ads in a program. The Board was provided with information, including pictures of the eight homes involved. The houses are in close proximity which will facilitate the tour, and one trolley will also be provided. The properties involved are: 5454 Broadway, 15 Maple Avenue, 33 Lake Avenue, 49 Lake Avenue, 46 Lake Avenue, 5329 Broadway, 5538 Broadway and 12 Franklin Street. During this event they will be holding seminars, the Girl Scout garden will be an exhibit area, and awards will be presented. Mr. Groblewski requested the Board to provide him with any information we might have concerning the history of the properties listed. It was decided to work on this at our next meeting.

(B) Proposed Building Facades:

The Board was provided with a copy of a letter from Stan Keysa to Patrick Logue, President of the Village of Lancaster Development Corporation as well as sketches of proposed 19th century building facades which might be used in the Central Business District. The sketches were prompted by a request from Dr. Rudewicz for ideas that could be used in the renovation of his building. In the letter it is noted that one of the goals of the VLDC is to further the Village attempts to preserve the historic structures in the Central Business District while encouraging new construction, but that some have criticized the proposed Central Business District zoning ordinance because they lack drawings of the type of buildings which are being encouraged. Stan felt that sample pictures of mid to late 19th century designs would be more helpful than dry formulas. He requested their comments and offered to attempt sketches of other facades including some of the existing Central Business District buildings. The Board members were very favorably impressed by these sketches.

(C) Preservation Week:

Mike Meyer reminded the Board members that Preservation Week, the first week in May, is approaching and stated that he located a Proclamation on the Internet pertinent to this. It was agreed to put this issue on the agenda for our April meeting. It was felt that only one property should be awarded a plaque, and that the presentation of the award by Bill Harnack would provide a good photo-op for the Historic District Commission.

UPCOMING MEETINGS:

- (A) Wednesday, April 14, 2004
- (B) Wednesday, May 12, 2004
- (C) Wednesday, June 9, 2004